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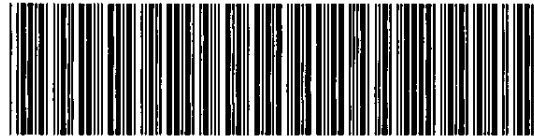
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DEPT. OF REVENUE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

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1007-44674

CORPDIRECT AGENTS, INC. (formerly CCRS)
515 EAST PARK AVENUE
TALLAHASSEE, FL 32301
222-1173

FILED

07 SEP 24 AM 10:21

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILING COVER SHEET
ACCT. #FCA-14

CONTACT: ASHLEY SMITH

DATE: 09-24-2007

REF. #: 000163.74878

CORP. NAME: SUN PLAZA COMMERCIAL CONDOMINIUM ASSOCIATION, INC.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> ARTICLES OF INCORPORATION | <input type="checkbox"/> ARTICLES OF AMENDMENT | <input type="checkbox"/> ARTICLES OF DISSOLUTION |
| <input type="checkbox"/> ANNUAL REPORT | <input type="checkbox"/> TRADEMARK/SERVICE MARK | <input type="checkbox"/> FICTITIOUS NAME |
| <input type="checkbox"/> FOREIGN QUALIFICATION | <input type="checkbox"/> LIMITED PARTNERSHIP | <input type="checkbox"/> LIMITED LIABILITY |
| <input type="checkbox"/> REINSTATEMENT | <input type="checkbox"/> MERGER | <input type="checkbox"/> WITHDRAWAL |
| <input type="checkbox"/> CERTIFICATE OF CANCELLATION | | |
| <input type="checkbox"/> OTHER: | | |

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STATE FEES PREPAID WITH CHECK# *Sec Attached FOR \$ 78.75

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

_____ COST LIMIT: \$ _____

PLEASE RETURN:

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| <input type="checkbox"/> CERTIFICATE OF STATUS | | |

Examiner's Initials



FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 11, 2007

CORPDIRECT AGENTS, INC.
ATTN: TRACY SPEAR
WALK-IN

**Please use the money
being held to process the
attached filings. **

SUBJECT: NARCOOSSEE LAND HOLDING TWO, INC.
Ref. Number: W07000044674

We have received your document for NARCOOSSEE LAND HOLDING TWO, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

This document was previously filed on September 6, 2007.

You may request a refund or use this money to file another document

If you have any further questions concerning your document, please call (850) 245-6879.

Ruby Dunlap
Regulatory Specialist
New Filing Section

Letter Number: 307A00053682

**ARTICLES OF INCORPORATION
OF
SUN PLAZA COMMERCIAL CONDOMINIUM ASSOCIATION, INC.**

FILED
07 SEP 24 AM 10:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby acts as incorporator in adopting the following Articles of Incorporation for the purpose of organizing a corporation not-for-profit pursuant to the provisions of Chapter 617, *Florida Statutes*:

**ARTICLE I
NAME**

The name of this Corporation is **Sun Plaza Commercial Condominium Association, Inc.** (the "Association").

**ARTICLE II
ADDRESS**

The mailing address of, and the principal office for, the Association is Sun Plaza Commercial Condominium Association, Inc., 1647 Sun City Center Sun City, Florida 33573.

**ARTICLE III
INCORPORATOR**

The name and address of the incorporator is:

NAME

ADDRESS

Stanley P. Whitcomb, Jr.

1647 Sun City Center Plaza
Suite 204E
Sun City Center, Florida 33573

**ARTICLE IV
DIRECTORS**

Directors are to be appointed in accordance with the provisions of the Bylaws, but in no event will there be less than one (1) Director, nor more than three (3), at any one time. The Directors need not be members of the Association. The initial Director shall be Stanley P. Whitcomb, Jr.

ARTICLE V **OFFICERS**

The initial officers of the Corporation shall be:

President	:	Stanley P. Whitcomb, Jr.
Secretary/Treasurer	:	Stanley P. Whitcomb, Jr.

who shall be elected until the first election of officers, pursuant to the terms of the Declaration of Condominium and whose successors shall be elected from time-to-time in the manner set forth in the Declaration of Condominium and Bylaws adopted by the Corporation. Their address shall be care of the Corporation

ARTICLE VI **REGISTERED AGENT/OFFICE**

The street address of the initial Registered Office of this Association in the State of Florida will be 1647 Sun City Center Plaza, Suite 204E, Sun City Center, Florida 33573. The name of the initial Registered Agent of this Association at the above address will be Stanley P. Whitcomb, Jr.

ARTICLE VII **PURPOSES**

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. It is formed for the purpose of enforcing and enjoying all rights, benefits and obligations on behalf of the Owners, as set forth in the Declaration of Condominium for Sun Plaza Commercial Condominium (the "Declaration"), filed (or to be filed) by Sun Plaza I, Ltd., a Florida limited partnership, regarding lands in Hillsborough County, Florida, and more particularly described in the Declaration (the "Property"); and for these purposes (and without limitation) to:

(a) operate and maintain all easements running in favor of the Association, and all facilities incident thereto, all for the benefit of the owners of the Property and pursuant to the Declaration; and

(b) fix assessments (or charges) to be levied against the Property and/or the Owners of the Property pursuant to the Declaration; and

(c) enforce any and all covenants, restrictions and agreements contained in the Declaration and applicable to the Property;

(d) pay any and all taxes, and insurance required to be paid by the Association pursuant to the Declaration; and

(e) insofar as permitted by law and as contemplated in the Declaration, to do any other thing that, in the opinion of the Board of Directors of the Association, will give effect to the rights and interests of the Association as contained in the Declaration.

ARTICLE VIII

POWERS

The powers of the Association will include, without limitation, the following:

(a) The Association will have all common-law and statutory powers of a Florida corporation not-for-profit not in conflict with the terms of these Articles.

(b) The Association will have all the powers and duties set forth in the Declaration, including, but not limited to, the following:

(i) To establish, levy and assess, and collect assessments as necessary to operate the Association and carry on its activities, and to create such reserves for the extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors, as contemplated and to effect the purposes contained in the Declaration;

(ii) to purchase insurance upon the parcels over which the Association has been given easements pursuant to the Declaration for the protection of the Association and its members;

(iii) to promulgate and amend reasonable regulations respecting the use of the easement parcels consistent with the Declaration, as the Board of Directors may deem appropriate; and

(iv) To enforce by legal means the provisions of the Declaration, these Articles, and the Bylaws of the Association.

The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration, these Articles and the Bylaws of the Association.

ARTICLE IX

MEMBERS

The qualification of members, the manner of their admission to and termination of membership, and voting by members will be as follows:

(a) All Owners (as defined in the Declaration) of Parcels from time to time will be members of the Association, and no other persons or entities will be entitled to membership except as provided for in Subparagraph (e) of this Article IX.

(b) Membership will be established by the acquisition of the applicable fee or leasehold interest, by voluntary conveyance or operation of law, and the membership of any person or entity will be automatically terminated when such person or entity is divested of the applicable interest in such Parcel; provided, that nothing herein contained will be construed as

terminating the membership of any person or entity owning a fee or leasehold interest in two or more Parcels at any time while such person or entity retains a fee or leasehold interest in any Parcel.

(c) The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated, transferred or encumbered in any manner, except as an appurtenance to the Parcel(s) owned by such member. The funds and assets of the Association will be expended, held or used only for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the Bylaws.

(d) On all matters on which the membership is entitled to vote, each Land Parcel will be entitled to that number of votes determined in accordance with the Bylaws, which votes may be exercised or cast by or on behalf of the Owner(s) of each Parcel as provided for in the Declaration and Bylaws. Should any member own more than one Parcel, such member will be entitled to exercise or cast one (1) vote for each such Parcel owned, in the manner provided by the Bylaws.

(e) Until such time as the Project (as defined in the Declaration) is established by recordation of the Declaration, the membership of the Association will be comprised of the subscriber to these Articles, who will be entitled to cast a vote on all matters upon which the membership would be entitled to vote.

ARTICLE X

TERM

The Association will have perpetual existence.


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WHEREFORE, the Incorporator has caused these presents to be executed this 21st day of September, 2007.


STANLEY P. WHITCOMB, JR.

STATE OF FLORIDA)
)S.S.
COUNTY OF HILLSBOROUGH)

BEFORE ME, the undersigned authority on this 21st day of September, 2007, personally appeared **Stanley P. Whitcomb, Jr.**, who, after being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation of **Sun Plaza Commercial Condominium Association, Inc.**, for the purposes therein expressed and is personally known to me.


Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
 Megan Proulx
Commission # DD668901
Expires: MAY 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

Pursuant to the provisions of Section 617.0501, *Florida Statutes*, the undersigned does hereby accept its appointments as registered agent on whom process may be served within the State of Florida for the proposed domestic corporation not-for-profit named in the foregoing Articles of Incorporation and further agrees to comply with the provisions of all statutes relating to the proper and complete performances of the duties of a registered agent and state that I am familiar with and accept the obligations of that position.


STANLEY P. WHITCOMB, JR.

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07 SEP 24 AM 10:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA